

LEGAL DESCRIPTION

HOUSE/LOT:

All that part of Tract 1 of SUNSET HARBOR, a subdivision of record in Camden County, Missouri, according to the plat thereof on file and of record in the Office of the Recorder of Deeds, Camden County, Missouri, more particularly described as follows:

From an existing iron pin at the Southeast corner of said Tract 1, run North 00 degrees 07'10" East (plat = North 00 degrees 09' East), 22.73 feet to the centerline of an existing gravel road and the point of beginning of the tract of land herein and hereby described; thence departing the said centerline, continue North 00 degrees 07'10" East, 37.95 feet to the centerline of Sunset Harbor Drive, a 30 foot wide roadway as shown on the said plat of Sunset Harbor; thence along the centerline of said Sunset Harbor Drive, North 19 degrees 48'45" West, 142.53 feet (deed = North 19 degrees 47' West, 142.41 feet) to the Southerly line of a 20 foot wide easement; thence departing the centerline of said Sunset Harbor Drive, run along the Southerly line of the said easement on the following courses and distances: South 79 degrees 02'23" West (deed = South 79 degrees 03' West), 15.28 feet to an iron pin; thence continue South 79 degrees 02'23" West, 62.69 feet (deed = South 79 degrees 03' West, 62.76 feet) to an iron pin; thence North 62 degrees 14'02" West, 83.68 feet (deed = North 62 degrees 34' West, 83.88 feet) to an iron pin; thence departing the Southerly line of the said easement, run South 16 degrees 50' West, 41.0 feet to an iron pin; thence North 75 degrees 12' West, 50.0 feet to an iron pin; thence South 61 degrees 35'47" West, 10.94 feet to the centerline of the aforementioned gravel road; thence along the said centerline on the following courses and distances: South 28 degrees 24'13" East, 9.61 feet to a nail; thence Southeasterly, on a curve to the left, said curve having a radius of 38.51 feet, an arc distance of 30.95 feet; thence South 74 degrees 27'20" East, 27.21 feet; thence Southeasterly on a curve to the right, said curve having a radius of 63.0 feet, an arc distance of 29.39; thence South 47 degrees 43'22" East, 64.01 feet; thence Southeasterly, on a curve to the left, said curve having a radius of 245.0 feet, an arc distance of 88.82 feet; thence South 68 degrees 29'40" East, 71.43 feet to the point of beginning.

Subject to all easements, restrictions, reservations, and conditions of record and to all existing roads and power lines, whether of record or not.

VACANT LOT:

All of the following described land lying above contour elevation 662 feet:

All of Lot 1 of SUNSET HARBOR, a subdivision in Camden County, Missouri, according to the plat thereof on file and of record in the Office of the Recorder of Deeds, Camden County, Missouri.

ALSO: An undivided 1/16th interest in Lot 13 of said SUNSET HARBOR.

Subject to all easements, restrictions, reservations, and conditions of record and to all existing roads and power lines, whether of record or not.